

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2016-0213.0A

Z.A.P. DATE: 4/18/17

SUBDIVISION NAME: Noieam Subdivision a Partial Resubdivision of Lot 51 East Travis Hills

AREA: 4.302 acres

LOT(S): 1

OWNER/APPLICANT: Nengnoi Noieam, Sangdaun Noieam, Anuruk Noieam, Parichart Laochaloenvanich

AGENT: IT Gonzales Engineers (I.T. Gonzales)

ADDRESS OF SUBDIVISION: 17097 Pearce Lane

GRIDS: S-11

COUNTY: Travis

WATERSHED: Dry Creek East

JURISDICTION: 5-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on Pearce Lane when improved.

DEPARTMENT COMMENTS: The request is for approval of the Noieam Subdivision, a Partial Resubdivision of Lot 51 East Travis Hills consisting of 1 single family lot on 4.302 acres. Water provided by Aqua Water Supply Corporation and wastewater will be provided by on site waste water system.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner
Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

NOIEAM SUBDIVISION A PARTIAL RESUBDIVISION
OF LOT 51 EAST TRAVIS HILLS

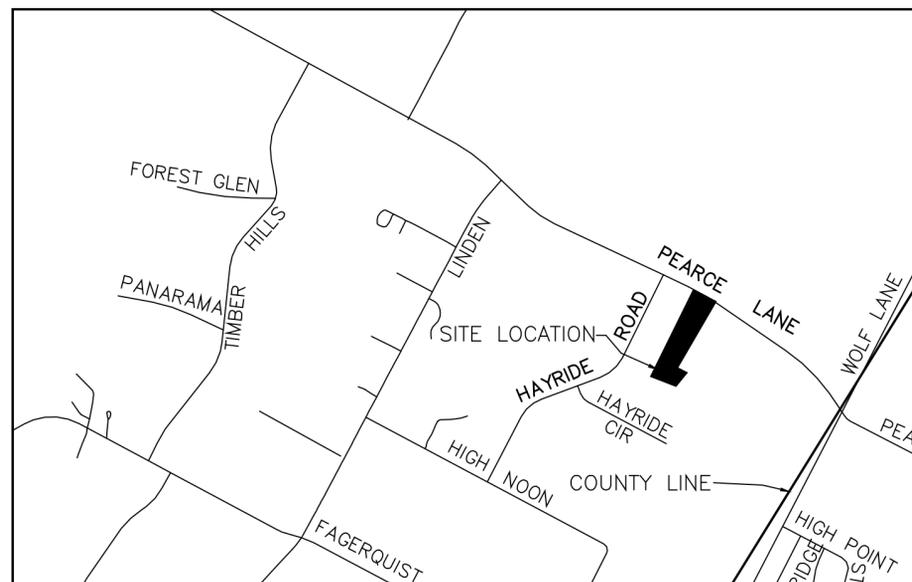
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



I.T.G. ENGINEERS PROJECT NO: P16.09.02.01

SHEET 1 OF 4

CASE # C8J-2016-0213.0A

ITG I T Gonzalez
Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANDR ROAD AUSTIN, TEXAS 78723
TEL:(512)447-7400 FAX:(512)447-6389

NOIEAM SUBDIVISION A PARTIAL RESUBDIVISION OF LOT 51 EAST TRAVIS HILLS

GENERAL NOTES:

1. WATER WILL BE PROVIDED BY AQUA WATER SUPPLY CORPORATION. WASTEWATER WILL BE PROVIDED BY A TRAVIS COUNTY APPROVED ON-SITE WASTEWATER SYSTEM.
2. LOT 1 IN THIS SUBDIVISION IS RESTRICTED TO RESIDENTIAL USE.
3. A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO PEARCE LANE.
4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AQUA WATER SUPPLY CORPORATION AND AN APPROVED ON-SITE SEWAGE FACILITY.
5. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY AND AQUA WATER SUPPLY CORPORATION. ALL WATER UTILITY CONSTRUCTION MUST BE INSPECTED BY AQUA WATER SUPPLY CORPORATION OR ITS ASSIGNS.
6. THE LANDOWNER(S) IS RESPONSIBLE FOR PROVIDING THE WATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSIONS, SYSTEM UPGRADES, UTILITY RELOCATION, AND ABANDONMENT TO SERVE EACH LOT.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: PEARCE LANE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
11. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
12. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
13. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT CURRENT STATUS WITH 8,000 SQUARE FEET OF IMPERVIOUS COVER BY PONDING OR OTHER APPROVED METHODS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NENGOI NOIEAM, SANGDAUN NOIEAM, ANURUK NOIEAM, AND PARICHART LAOCHALOENVANICH, OWNERS OF A 4.330 ACRE TRACT OF LAND OUT OF AND A PART OF LOT 51, EAST TRAVIS HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN PLAT BOOK 81, PAGES 28-36 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2009103757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 4.330 ACRES OF LAND, ACCORDING TO THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE KNOWN AS "NOIEAM SUBDIVISION A PARTIAL RESUBDIVISION OF LOT 51 EAST TRAVIS HILLS", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

NENGOI NOIEAM
17097 PEARCE LANE
DEL VALLE, TEXAS 78617

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__.
BY _____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

(PRINT NAME)

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

SANGDAUN NOIEAM
17097 PEARCE LANE
DEL VALLE, TEXAS 78617

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__.
BY _____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

(PRINT NAME)

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

ANURUK NOIEAM
17097 PEARCE LANE
DEL VALLE, TEXAS 78617

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__.
BY _____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

(PRINT NAME)

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

PARICHART LAOCHALOENVANICH
17097 PEARCE LANE
DEL VALLE, TEXAS 78617

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__.
BY _____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

(PRINT NAME)

MY COMMISSION EXPIRES: _____

APPROVED FOR ACCEPTANCE:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20__, A.D.

J. RODNEY GONZALEZ, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20__.

CHAIRPERSON _____ SECRETARY _____

This subdivision plat is located within the 5 Mile Extra Territorial Jurisdiction of the City of Austin on this the _____ day of _____, 20__.

J. Rodney Gonzales, Director,
Development Services Department

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 20__, A.D. AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE _____ DAY OF _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SHEET 2 OF 4

CASE # C8J-2016-0213.0A



SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANDOR ROAD AUSTIN, TEXAS 78723
TEL:(512)447-7400 FAX:(512)447-6389

NOIEAM SUBDIVISION A PARTIAL RESUBDIVISION OF LOT 51 EAST TRAVIS HILLS

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

 STACEY SCHEFFEL, D.R., #OS0011143
 PROGRAM MANAGER,
 ON-SITE WASTEWATER, TRAVIS COUNTY TNR

 DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AND OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

 I.T. GONZALEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
 IT GONZALEZ ENGINEERS
 3501 MANOR ROAD
 AUSTIN, TEXAS 78723
 (512) 447-7400

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH TITLE 30 CITY OF AUSTIN LAND DEVELOPMENT CODE.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

 I.T. GONZALEZ
 REGISTERED PROFESSIONAL ENGINEER NO. 41307
 IT GONZALEZ ENGINEERS
 3501 MANOR ROAD
 AUSTIN, TEXAS 78723
 (512) 447-7400

FLOODPLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48453C0640J, DATED JANUARY 6, 2016.

SHEET 3 OF 4

CASE # C8J-2016-0213.0A

ITG **IT Gonzalez
Engineers**

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I.T.G. ENGINEERS PROJECT NO: P16.09.02.01

NOIEAM SUBDIVISION A PARTIAL RESUBDIVISION OF LOT 51 EAST TRAVIS HILLS

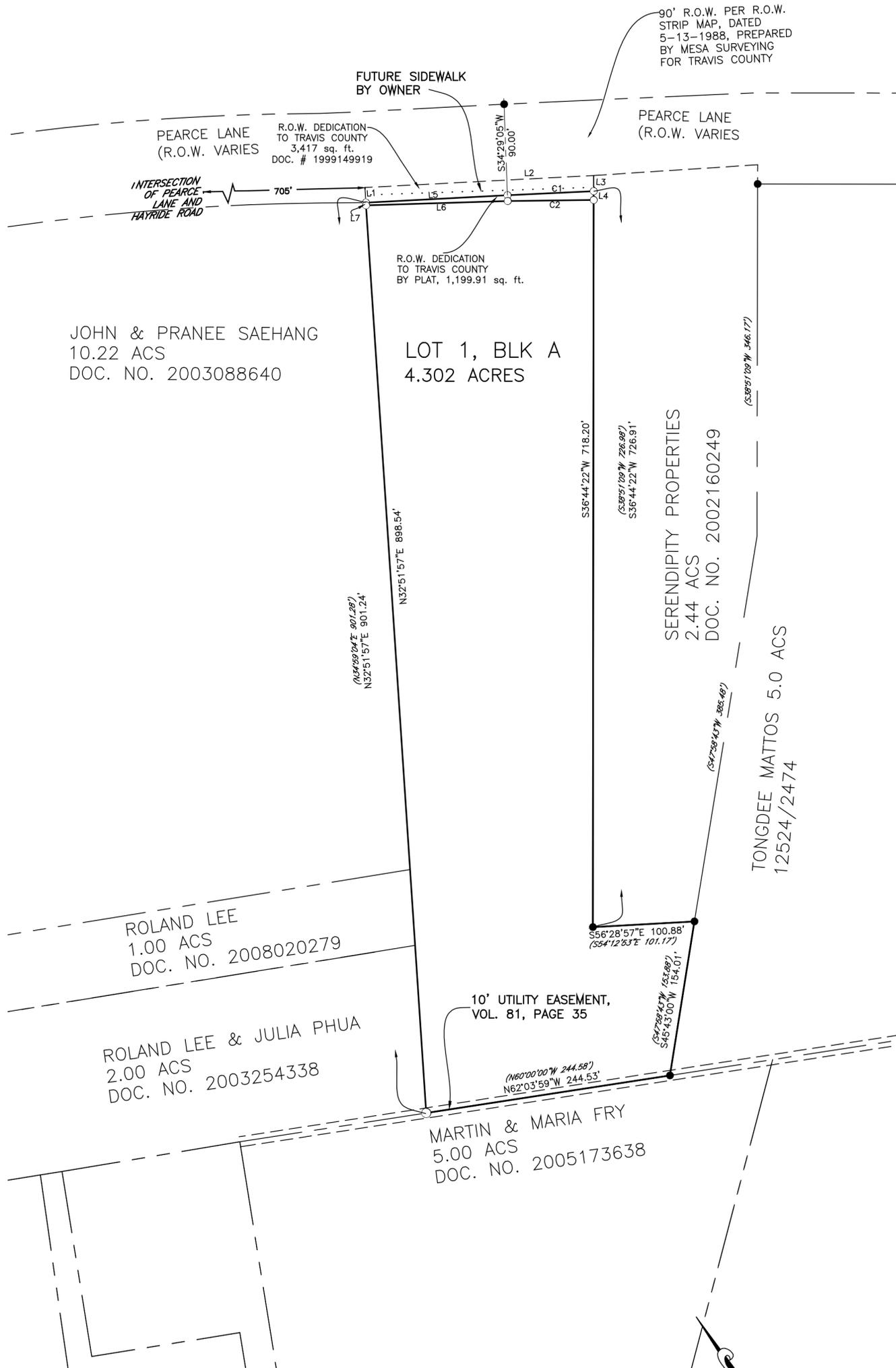
LEGEND

——	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
(xxx)	PER RECORD
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
.....	FUTURE SIDEWALK BY OWNER

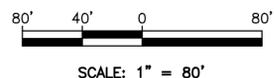
LOT SIZE		
LOT	SQ.FT.	ACRES
1	187,403.36	4.302
TOTAL	187,403.36	4.302

LINE TABLE		
Line	Bearing	Distance
(L1)	(N36°54'44"E)	(15.00')
(L2)	(S52°22'03"E)	(227.39')
(L3)	(S40°41'59"W)	(15.49')
L4	S36°44'22"W	8.72'
L5	S56°19'40"E	140.56'
(L5)	(S52°22'03"E)	(140.56')
L6	S55°05'41"E	140.46'
L7	N32°51'57"E	2.69'

CURVE TABLE			
Chord Direction	Chord Distance	Radius	Length
(C1)	(S52°03'05"E)	(85.81')	(7773.10) (85.81')
C1	S56°00'42"E	85.58'	7773.10 85.58'
C2	S54°00'15"E	85.28'	7766.00 85.28'



NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.



TREE SURVEY NOTE:
NO TREES WITH TRUNK DIAMETER OF 19" OR LARGER EXIST ON THE SITE

SHEET 4 OF 4
CASE # C8J-2016-0213.0A

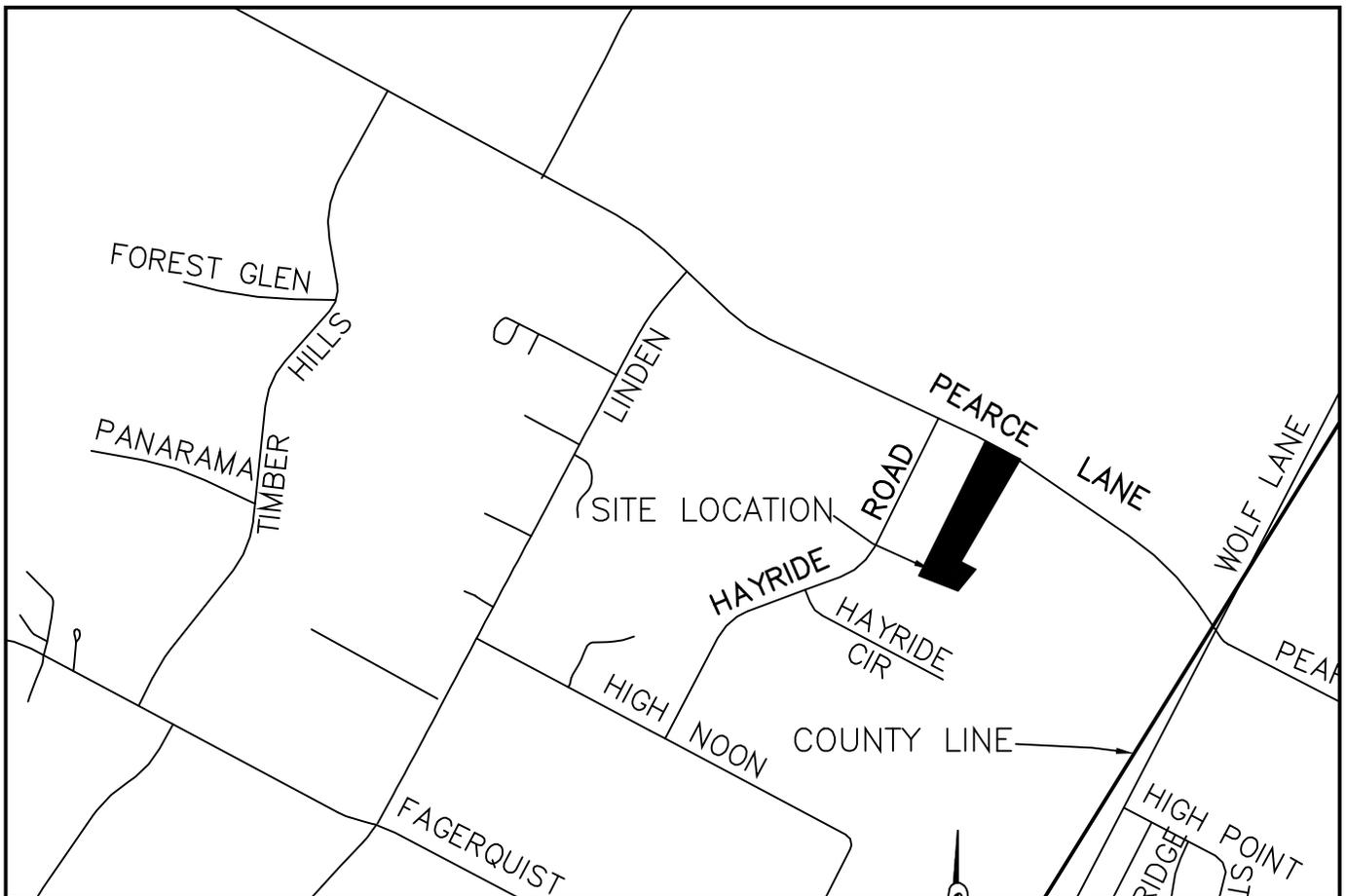
ITG

IT Gonzalez Engineers

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17097 PEARCE LANE
DEL VALLE, TX 78617



VICINITY MAP

NO SCALE

